



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7064, Norwest 2153
ABN 25 034 494 656 | DX 9966 Norwest

23 October 2020

James Groundwater
NSW Planning, Industry & Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Email: james.groundwater@planning.nsw.gov.au

Our Ref: FP223
Your Ref: SSD-9653

Dear Mr Groundwater

**FURTHER COMMENTS – RESPONSE TO SUBMISSIONS – SHOWGROUND STATION
PRECINCT STATE SIGNIFICANT DEVELOPMENT APPLICATIONS (REVISED CONCEPT)**

Thank you for providing Council with an extension to submit comments on the Water Management components of the Response to Submission document. These comments should be read in conjunction with previous comments dated 8 October 2020 and Council's detailed submission on the SSDAs in December 2019.

Water management

The majority of outstanding water management concerns have been adequately addressed in the Response to Submission Report. However, it is considered that the Report does not appropriately address Council's previous comment that flows draining from the eastern portion of the site to the intersection of Showground Road and Carrington Road are to consider the Transport for NSW (formerly RMS) proposed stormwater network upgrades in the immediate locality. Landcom has suggested that all runoff from the road surface and future development areas are captured and directed to OSD basin and proposed Carrington Road drainage systems.

Under existing conditions, the easternmost section of the Hills Showground Station Precinct drains towards the intersection of Showground Road and Carrington Road. In the developed scenario, the eastern section of Precinct East will also drain towards the same junction. However, Section 6.4.3 of the NWRL Design Report Package No. 2109 did not discuss how this area drains under both existing and developed scenarios. Section 3.2.2 of the Integrated Water Cycle Management Strategy (IWCMS) discussed about the existing drainage of this area but there was no mention in Section 4 of the Strategy about the drainage of the area under developed conditions. The IWCMS should confirm that drainage of the eastern section of Precinct East will drain towards the drainage system at the intersection of Showground Road and Carrington Road and consideration be given to the potential upgrades undertaken by Transport for NSW (formerly RMS) on the drainage system in consequence of the civil and any drainage upgrading works completed within Showground Road.

Stream Erosion Index (SEI) assessment should be undertaken for both the western and eastern sub catchments. The SEI needs to be between 3.5 and 5.0 (refer Council's targets in Table 2-2 of IWCMS report) to ensure scouring does not occur in receiving waterways.

Thank you for the opportunity to provide the above comments. If you have any questions in relation to the above, please contact Alicia Jenkins, Strategic Planning Coordinator on 9843 0396.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nicholas Carlton', written over a faint circular stamp.

Nicholas Carlton
MANAGER – FORWARD PLANNING